

HANCOCK COUNTY PROJECT DEVELOPMENT BOARD
FRIDAY, NOVEMBER 7, 2008
12:00 P.M.

The Hancock County Project Development Board ("PDB") convened at approximately 12:00 p.m. on Friday, November 7, 2008. Board Members present were:

Judge/Executive Jack B. McCaslin
District Judge John McCarty
Circuit Clerk Noel Quinn
Magistrate Michael Powers
Ms. Lora McCarty
Ms. Yvonne Taylor
Mr. Harold Wayne Newton, Kentucky Bar Association

Circuit Judge Ronnie Dortch was unable to attend the meeting. Mr. James Bauman of the AOC, Ms. Adrie Hammond and Tim Graviss of JRA, Mr. Richard Mitchell of Codell Construction, and Mr. Chris Bowling, financial advisor, were present.

The minutes from the October 10, 2008, meeting were presented. Motion to approve the minutes made by Ms. Taylor and seconded by Ms. McCarty. Vote was taken by show of hands. Motion carried with a unanimous vote.

Mr. Richard Mitchell reported the flow test had been completed. Water pressure was adequate, but water quality was still a concern.

Mr. Mitchell reported the dirt work at the site had been going well. Some sandstone has been hit and will be removed at unit prices. The retaining wall is being built and will be delivered and installed in two weeks. Weather permitting; it will be completed on time. During the site work a tree fell on a fence around the City of Hawesville's water tower. The contractor is responsible for replacing it. A fireplug is located near the south side of the site, near a huge White Oak tree. If the plug is damaged the entire water system will have to be shut down. Therefore, construction will stay away from this fireplug and probably save the White Oak tree as well.

Mr. Mitchell also suggested using a system of Geo Piers. Due to the silty soil conditions at the site the moisture levels test higher in the morning than in the afternoon. The sun dries the soil out throughout the day, and then absorbs moisture and dew during the night. These piers are cost effective and can be installed in any weather conditions except lightning. Judge McCaslin asked how the piers were installed. Mr. Mitchell explained augers are used to make holes in the ground in a grid system. The holes are then filled

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with rock to make pilings that support the building's steel beams and foundation.

Judge McCarty questioned the bridge approach situation. The building site was planned around the most probable route the state is leaning toward and the building project could not be delayed any longer.

Mr. Tim Graviss told the board he did not have any definite figures available for the costs of an open cupola, but hopes to have them for the next meeting in December. Mr. Bauman said he received a good cost number from Codell and must now insert in more cost numbers. Mr. Graviss will then have a sense of what can be spent on an open cupola.

Ms. Sage Tongate, Secretary, submitted a pay request for \$200.00. Motion made by Judge McCarty to approve the pay request and seconded by Ms. Quinn. Said pay request attached hereto as Exhibit A.

Judge McCaslin:	Yes
Judge Dortch:	Absent
Judge McCarty:	Yes
Ms. Quinn:	Yes
Mr. Powers:	Yes
Ms. McCarty:	Yes
Ms. Taylor:	Yes
Mr. Newton:	Yes

Motion passed.

Mr. James Bauman submitted a letter of approval of the Phase B Design drawings. Said letter attached hereto as Exhibit B.

JRA submitted an invoice for the Phase B Design drawings in the amount of \$129,832.45. Motion made by Judge McCarty to approve the pay request and seconded by Ms. Quinn. Said pay estimate attached hereto as Exhibit C.

Judge McCaslin:	Yes
Judge Dortch:	Absent
Judge McCarty:	Yes
Ms. Quinn:	Yes
Mr. Powers:	Yes
Ms. McCarty:	Yes
Ms. Taylor:	Yes
Mr. Newton:	Yes

Motion passed.

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Mr. Graviss presented floor plan revisions to the board. He and his team had been concentrating on the entrance and flow of traffic once entering the building. Desks will be located at the center of columns on each side of the entrance. Once passing this area, visitors will have a clear view of the center courtroom door. Seating will also be located under the stairs to allow the foyer to remain as comfortable as possible with this additional seating for around 22 individuals. The CDW will not be used a lot, so it has been restructured to also be used as a waiting area if not in use by opening the double doors. Mr. Graviss pointed out to the board that the dotted lines on the drawings referenced areas on the plans that were blown up to show detail.

The Circuit Clerk's Suite needs steel columns added to support the second floor. These will be kept at a minimum of hopefully two, but no more than three. Ms. Quinn does not like the columns in the way of the workspace and view, but understands they are necessary.

Mr. Graviss reported that Judge McKeown requested as much natural light in the Family Courtroom as possible. Windows will be installed and you will be able to see onto the well of the roof of the first floor.

Mr. Graviss informed the PDB the solar tube lighting will only cost around \$8,000-\$9,000 more per courtroom than fluorescent lighting. The biggest expense is the control system which is already included in the project. Ms. Quinn confirmed that this system will also be used in her Suite as well.

Mr. Graviss presented his design proposal for each courtroom entrance. Said diagram attached hereto as Exhibit D. Everything between the two 10' columns will be recessed. The 7' doors will contain frosted glass and all wood will have a cherry stain. The name of the particular courtroom will be etched on the frosted glass above the door. The entrances on the side wings of the building will be the same design, without columns. The columns are stick built. The insets are veneer and the same veneer will be inset on the Judges' benches. Judge McCarty would like to see the Grayson County and Daviess County Courthouses with this type of veneer inset to get a visual of the design. Mr. Bauman agreed that it would be a good idea to see this style of design before making a decision. Magistrate Powers commented that he liked the entrance design. Mr. Graviss pointed out the veneer would be quite a cost savings at about half the cost (\$5 - \$7 sq. ft. vs. \$10 - \$12 sq. ft.) of real cherry wood insets.

Ms. McCarty asked if frosted glass was used anywhere else. Mr. Graviss said both Nelson and Grayson Counties will be using the frosted glass. Ms. McCarty commented that Hart Co. had courtroom doors with one panel of clear glass and the other panel of wood. Several PDB members and AOC members did not like the suggestion and thought this looked like one of the glass panels had been broken and then replaced with wood. Mr. Graviss pointed out the benefits of frosted glass are seeing the light shine through the

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glass indicates court is in session, but people cannot look through the door and see who is on the stand.

Judge McCaslin asked about the time frame to begin actual construction. Mr. Graviss said they are on schedule to get a bid in April and start building in May. The building would be under roof by fall so the interior could be worked on during winter.

Ms. Hammond presented a draft of the Development Sign to be placed at the site. This is the layout traditionally used. Said sign draft attached hereto as Exhibit E. The typical size is 4'x8'. Codell will have the sign printed and will place it at the corner of the bridge exit. Magistrate Michael C. Powers, Ms. Noel J. Quinn, and Judge/Executive Jack B. McCaslin would like their middle initial included on the sign. James Bauman would like his name removed from the sign. Ms. McCarty's title will be changed to AOC Designee and Ms. Taylor's title will be changed to Public Representative. Harold Wayne Newton's title will be listed as KY Bar Association Designee.

Mr. Graviss and Ms. Hammond had a scheduling conflict with the next meeting date. The board decided to change the next meeting date to Friday, December 12, 2008. The date change will be published in The Clarion. Motion made by Ms. Quinn to change the meeting date to December 12th and seconded by Magistrate Powers.

Judge McCaslin:	Yes
Judge Dortch:	Absent
Judge McCarty:	Yes
Ms. Quinn:	Yes
Mr. Powers:	Yes
Ms. McCarty:	Yes
Ms. Taylor:	Yes
Mr. Newton:	Yes

Motion passed.

Mr. Bowling informed the PDB that time is on their side and the market may recoup some by April or May. Judge McCarty pointed out the recession is in their favor too.

Mr. Graviss brought a sample of brick from Clover Creek Brick in Cloverport. This same brick was also used at the Hancock County Airport Administration building. It is a tumbled brick which gives it an old age feeling. The sample was a through color brick, which means if the brick chips there will not be a color variation in layers. The company also claims its product is harder than industry standards. Judge McCaslin pointed out the clay used to make the brick also comes from Hancock County. Mr. Graviss suggested using this brick would give the board a chance to use a local product. Mr. Graviss said the normal brick allowance is about \$450 - \$600 per 1,000 brick. This brick cost around

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\$200 - \$250 per 1,000 brick. Mr. Powers said he would like to use the brick. Ms. Taylor said she would also.

Motion to adjourn made by Harold Wayne Newton and seconded by Ms. Taylor.

Vote taken by show of hands. Unanimous vote to adjourn. Motion passed.

Respectfully submitted,

Sage O. Tongate, Secretary